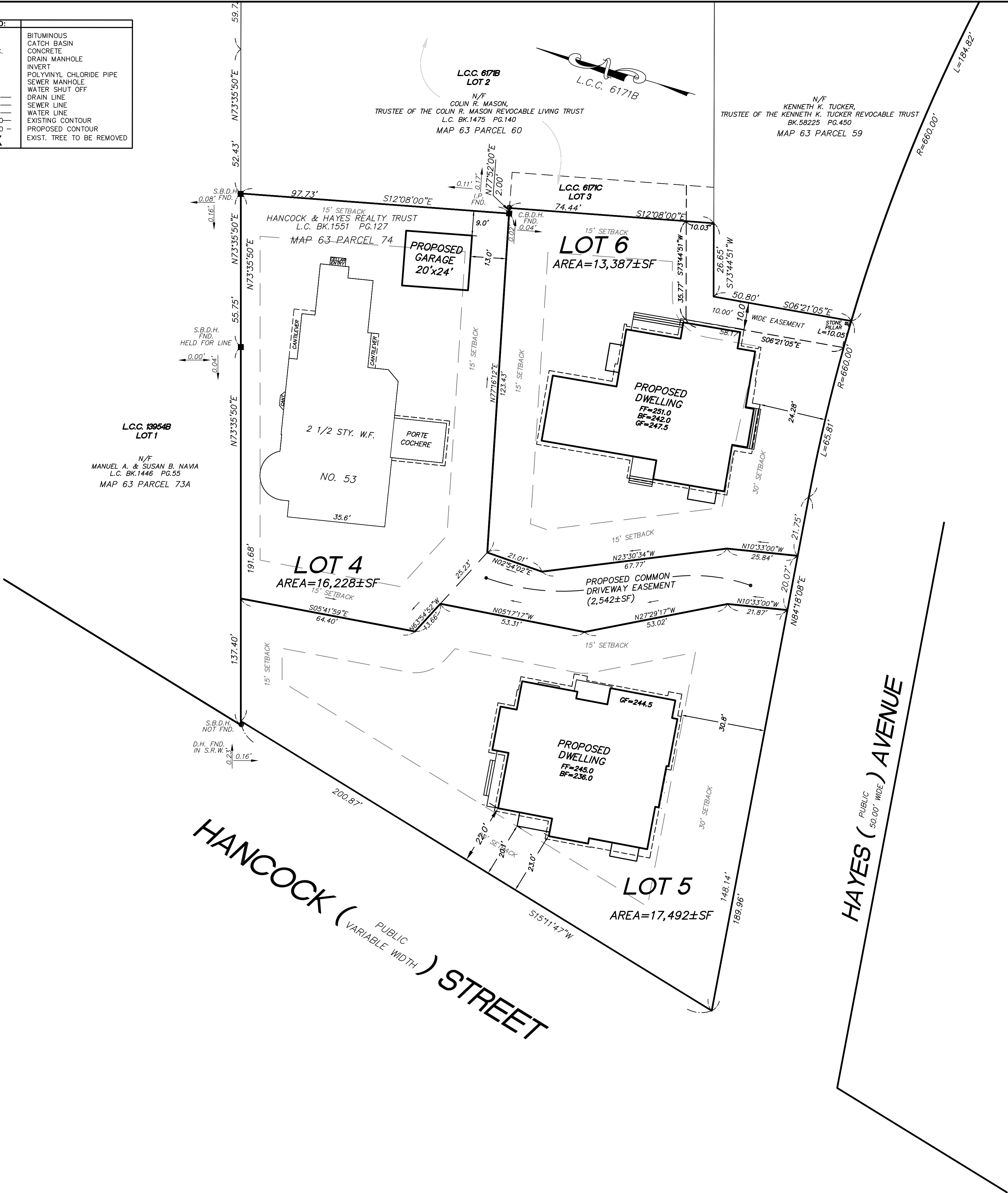


LEGEND:	
BIT.	BITUMINOUS
CB	CATCH BASIN
CONC.	CONCRETE
DMH	DRAIN MANHOLE
INV	INVERT
PVC	POLYVINYL CHLORIDE PIPE
SMH	SEWER MANHOLE
WSO	WATER SHUT OFF
— D —	DRAIN LINE
— S —	SEWER LINE
— W —	WATER LINE
- 250 -	EXISTING CONTOUR
- 250 -	PROPOSED CONTOUR
X	EXIST. TREE TO BE REMOVED



MAXIMUM ALLOWABLE LOT COVERAGE:

LOT 4: 15,905±SF

15,905 SF X 0.15 = 2,386 SF

LOT 5: 15,661±SF

15,661 SF X 0.15 = 2,349 SF

LOT 6: 15,541±SF

15,541 SF X 0.15 = 2,331 SF

TOTAL MAX. LOT COVERAGE = 7,066 SF

PROPOSED LOT COVERAGE:

LOT 4: 3,940±SF

LOT 5: 3,114±SF

LOT 6: 3,072±SF

TOTAL PROPOSED LOT COVERAGE = 10,126 SF

SPECIAL PERMIT INCREASE REQUEST: 3,060 SF

MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE:

LOT 4: 15,905±SF

15,905 SF X 0.20 = 3,181 SF

LOT 5: 15,661±SF

15,661 SF X 0.20 = 3,132 SF

LOT 6: 15,541±SF

15,541 SF X 0.20 = 3,108 SF

TOTAL MAX. IMPERVIOUS COVERAGE = 9,421 SF

PROPOSED IMPERVIOUS COVERAGE:

LOT 4: 7,850±SF

LOT 5: 4,850±SF

LOT 6: 5,480±SF

TOTAL PROPOSED IMPERVIOUS COVERAGE = 18,180 SF

SPECIAL PERMIT INCREASE REQUEST: 8,759 SF

CURRENT GFA ZONING:

MAXIMUM ALLOWABLE GROSS FLOOR AREA:

LOT 4: 15,905±SF

6,950 SF + (.16 X 905 SF) = 7,095 SF

LOT 5: 15,661±SF

6,950 SF + (.16 X 661 SF) = 7,056 SF

LOT 6: 15,541±SF

6,950 SF + (.16 X 541 SF) = 7,037 SF

TOTAL MAX. GFA = 21,188 SF

PROPOSED GFA PROVIDED:

LOT 4: 10,943±SF

LOT 5: 7,600±SF

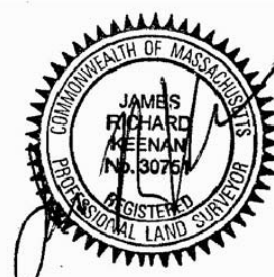
LOT 6: 7,600±SF

TOTAL PROPOSED GFA = 26,143±SF

SPECIAL PERMIT INCREASE REQUEST: 4,955 SF

REVISIONS:

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2	07-01-20	REVISE LOT 5 & LOT 6 HOUSE FOOTPRINTS	FWR
3	07-20-20	MOVE PROP. GARAGE; REMOVE NOTATION ON #53; ADD DRIVEWAY ROUNDINGS; REVISE LP & PLANT LIST	FWR



SITE SENSITIVE LAYOUT
53 HANCOCK STREET
IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
HANCOCK & HAYES REALTY TRUST
83 BONAD ROAD
NEWTON, MA 02465

SCALE: 1" = 20'
DATE: JANUARY 31, 2020
FEET 20 0 10 20 40 80

KEENAN SURVEY
8 WINCHESTER PLACE
WINCHESTER, MA 01890

MAP 63
PARCEL 74
SHEET No. 4 OF 8

APPROVED BY:
LEXINGTON PLANNING BOARD

"THIS PLAN IS SUBJECT TO A COVENANT DATED _____"

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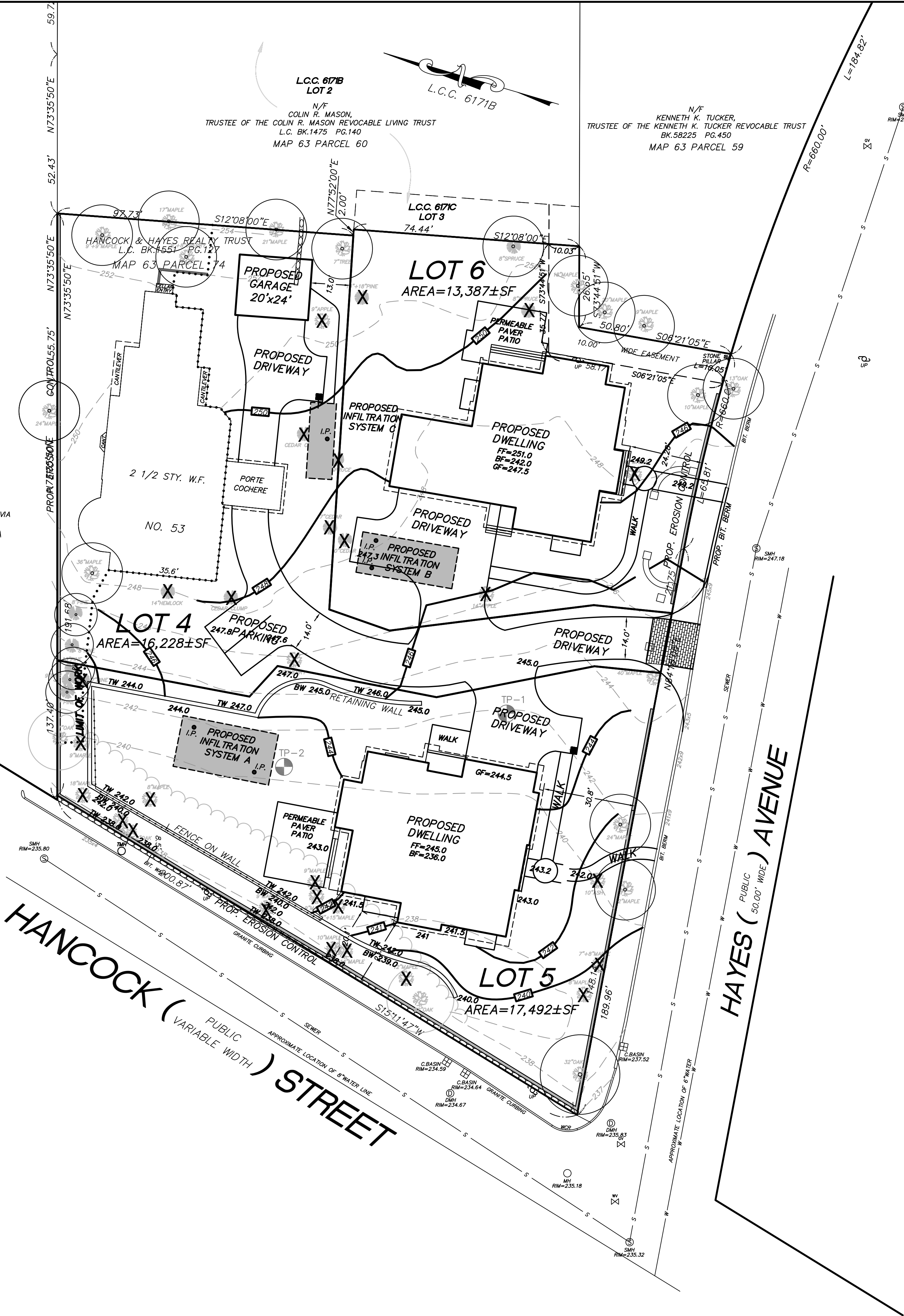
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TOWN CLERK

DATE

DATE

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CONC.	CONCRETE
DMH	DRAIN MANHOLE
INV	INVERT
PVC	POLYVINYL CHLORIDE PIPE
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—W—	WATER LINE
-250-	EXISTING CONTOUR
-250-	PROPOSED CONTOUR
X	EXIST. TREE TO BE REMOVED



REVISIONS:		
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SITE CONSTRUCTION PLAN
53 HANCOCK STREET
IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
HANCOCK & HAYES REALTY TRUST
83 BONAD ROAD
NEWTON, MA 02465

SCALE: 1" = 20'
DATE: JANUARY 31, 2020

KEENAN SURVEY
8 WINCHESTER PLACE
WINCHESTER, MA 01890

MAP 63
PARCEL 74
SHEET No. 5 OF 8



APPROVED BY:
LEXINGTON PLANNING BOARD

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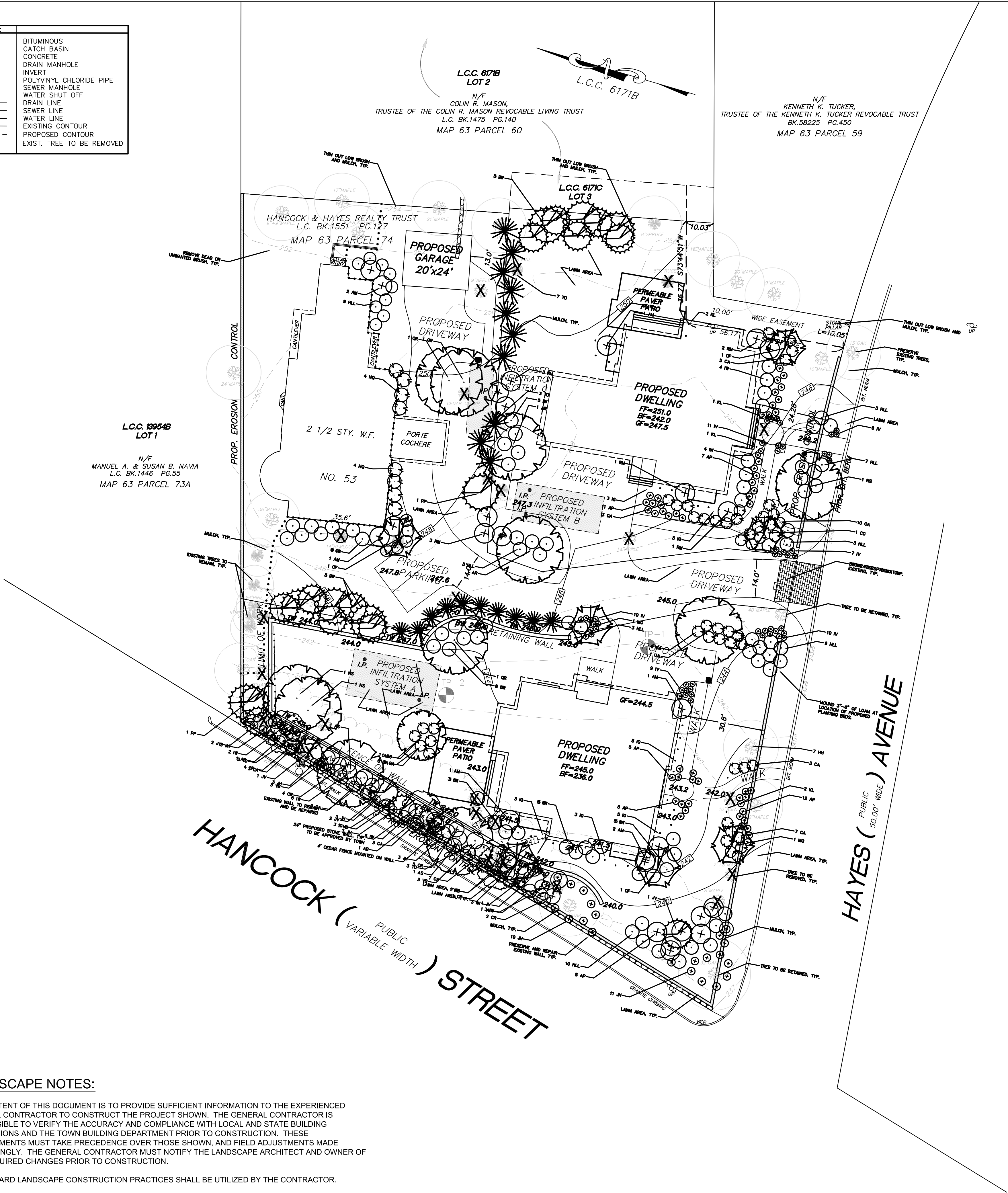
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LANDSCAPE NOTES:

1. THE INTENT OF THIS DOCUMENT IS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED GENERAL CONTRACTOR TO CONSTRUCT THE PROJECT SHOWN. THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY THE ACCURACY AND COMPLIANCE WITH LOCAL AND STATE BUILDING REGULATIONS AND THE TOWN BUILDING DEPARTMENT PRIOR TO CONSTRUCTION. THESE REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN, AND FIELD ADJUSTMENTS MADE ACCORDINGLY. THE GENERAL CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT AND OWNER OF ANY REQUIRED CHANGES PRIOR TO CONSTRUCTION.
2. STANDARD LANDSCAPE CONSTRUCTION PRACTICES SHALL BE UTILIZED BY THE CONTRACTOR.
3. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF COMPLETION.
4. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF SITE.
5. ALL DISTURBED LAWN AREAS SHALL BE REPAIRED WITH LOAM & SEED.
6. SUBSOIL SHALL BE LOOSENEED PRIOR TO INSTALLATION OF LOAM.
7. ALL MASONRY WALKS AND PATIOS SHALL BE GRADED AT A 2% MAX. SLOPE UNLESS OTHERWISE NOTED ON THIS PLANS.
8. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND NOTIFY GENERAL CONTRACTOR OF ANY CONFLICTS.
9. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
10. A 2-3 INCH DEEP SHREDDDED PINE BARK MULCH SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. COLOR MULCH SHALL BE APPROVED BY THE OWNER.
11. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED, OR APPROVED BY THE LANDSCAPE ARCHITECT.
12. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND PLANT LABELS PRIOR TO BIDDING.
13. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
14. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6"-12" OF PLANTING BED SOIL AMMENDED WITH ORGANIC PLANT NUTRIENTS COORDINATED WITH THE PLANTING DETAILS AND EXISTING TREES.
15. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
16. ALL TREES SHALL BE SUFFICIENTLY STAKED FOR ONE FULL YEAR AND REMOVED BY THE LANDSCAPE CONTRACTOR.
17. EXISTING TREES TO REMAIN SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE. ANY DAMAGE TO EXISTING TREES, SHRUBS, OR LAWNS SHALL BE ASSESSED, REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
18. ALL TREES SHALL REMAIN OUTSIDE OF THE TOWN RIGHT OF WAY UNLESS APPROVED BY THE BUILDER OR TOWN IN WRITING.

SUGGESTED PLANT SCHEDULE: 53 HANCOCK STREET						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	RATE OF GROWTH
DECIDUOUS TREES						
1	AC	AMELANCHAR X 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	2"-2 1/2" CAL.	20'-25' HT.	SLOW GROWTH RATE
3	AB	AMELANCHAR X 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6"-7" HT.	15'-20' HT.	SLOW GROWTH RATE
2	AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"-3" CAL.	40'-60' HT.	FAST GROWTH RATE
2	AS	ACER SACCHARINUM 'LEGACY'	LEGACY SUGAR MAPLE	2 1/2"-3" CAL.	40'-60' HT.	SLOW GROWTH RATE
1	CC	CERCIS CANADENSIS	FOREST PANSY REDBUD	2"-2 1/2" CAL.	20'-30' HT.	SLOW GROWTH RATE
3	CK	CORNUS KOUSA 'SATOMI'	SATOMI DOGWOOD	2"-2 1/2" CAL.	15'-20' HT.	SLOW GROWTH RATE
2	MG	MAGNOLIA VIRGINIANA 'GREEN SHADOW'	GREEN SHADOW MAGNOLIA	6"-7" HT.	20'-25' HT.	MODERATE GROWTH RATE
2	QR	QUERCUS RUBRA	RED OAK	2 1/2"-3" CAL.	60'-75' HT.	MODERATE GROWTH RATE
2	NS	NYSSA SYLVATICA 'FIRE STARTER'	FIRE STARTER TUPELO	2 1/2"-3" CAL.	30'-40' HT.	MODERATE GROWTH RATE
1	UA	ULMUS AMERICAN 'PRINCETON'	PRINCETON AMERICAN ELM	2 1/2"-3" CAL.	30'-40' HT.	MODERATE GROWTH RATE
EVERGREEN TREES						
17	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7"-8" HT.	15'-20' HT.	MODERATE GROWTH RATE
20	TO	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	7"-8" HT.	20'-30' HT.	MODERATE GROWTH RATE
SHRUBS AND GROUND COVER						
9	AM	AZALEA PRINOPHYLLUM 'MARIE HOFFMAN'	MARIE HOFFMAN AZALEA	5 GAL.	6'-8" HT.	MODERATE GROWTH RATE
54	AP	ASTER 'PURPLE DOME'	PURPLE DOME ASTER	# 2 POT	18"-20" HT.	FAST GROWTH RATE
52	CA	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMER SWEET	3 GAL.	4'-5' HT.	MODERATE GROWTH RATE
43	CR	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMER SWEET	3 GAL.	2.5'-3' HT.	MODERATE GROWTH RATE
54	HLL	HYDRANGEA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	5 GAL.	3'-4' HT.	MODERATE GROWTH RATE
6	HQ	HYDRANGEA 'LITTLE QUICK FIRE'	LITTLE QUICKFIRE HYDRANGEA	10 GAL.	3'-4' HT.	MODERATE GROWTH RATE
22	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	5 GAL.	4'-5' HT.	SLOW GROWTH RATE
12	IW	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	5 GAL.	3'-4' HT.	SLOW GROWTH RATE
53	IV	IRIS VERSICOLOR	BLUE FLAG IRIS	#1 POT	18"-24" HT.	FAST GROWTH RATE
21	JH	JUNIPERUS HORIZONTALIS 'WILTONI'	WILTONI JUNIPER	4" SPD.	18"-24" HT.	MODERATE GROWTH RATE
11	KL	KALMIA LATIFOLIA 'KEEPSAKE'	KEEPSAKE MOUNTAIN LAUREL	5 GAL.	4'-5' HT.	SLOW GROWTH RATE
10	RM	RHODODENDRON MAXIMUM	ROSEBAY RHODODENDRON	10 GAL.	6'-8' HT.	SLOW GROWTH RATE
7	VB	VIBURNUM NUDUM 'BRANDYWINE'	BRANDYWINE VIBURNUM	3'-4" HT.	6'-8' HT.	MODERATE GROWTH RATE

NOTE: FINAL SELECTION OF PLANTS SHALL BE DETERMINED BASED UPON AVAILABILITY AT LOCAL NURSERIES.

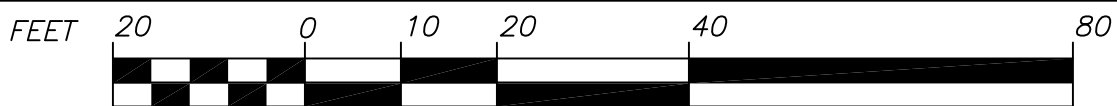
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LANDSCAPE PLAN
53 HANCOCK STREET
IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
HANCOCK & HAYES REALTY TRUST
83 BONAD ROAD
NEWTON, MA 02465

SCALE: 1"= 20' DATE: JANUARY 31, 2020



EJB DESIGNS, LLC
P.O. BOX 739
MANSFIELD, MA 02048

MAP 63
PARCEL 74
SHEET No. 6 OF 8



APPROVED BY:
LEXINGTON PLANNING BOARD

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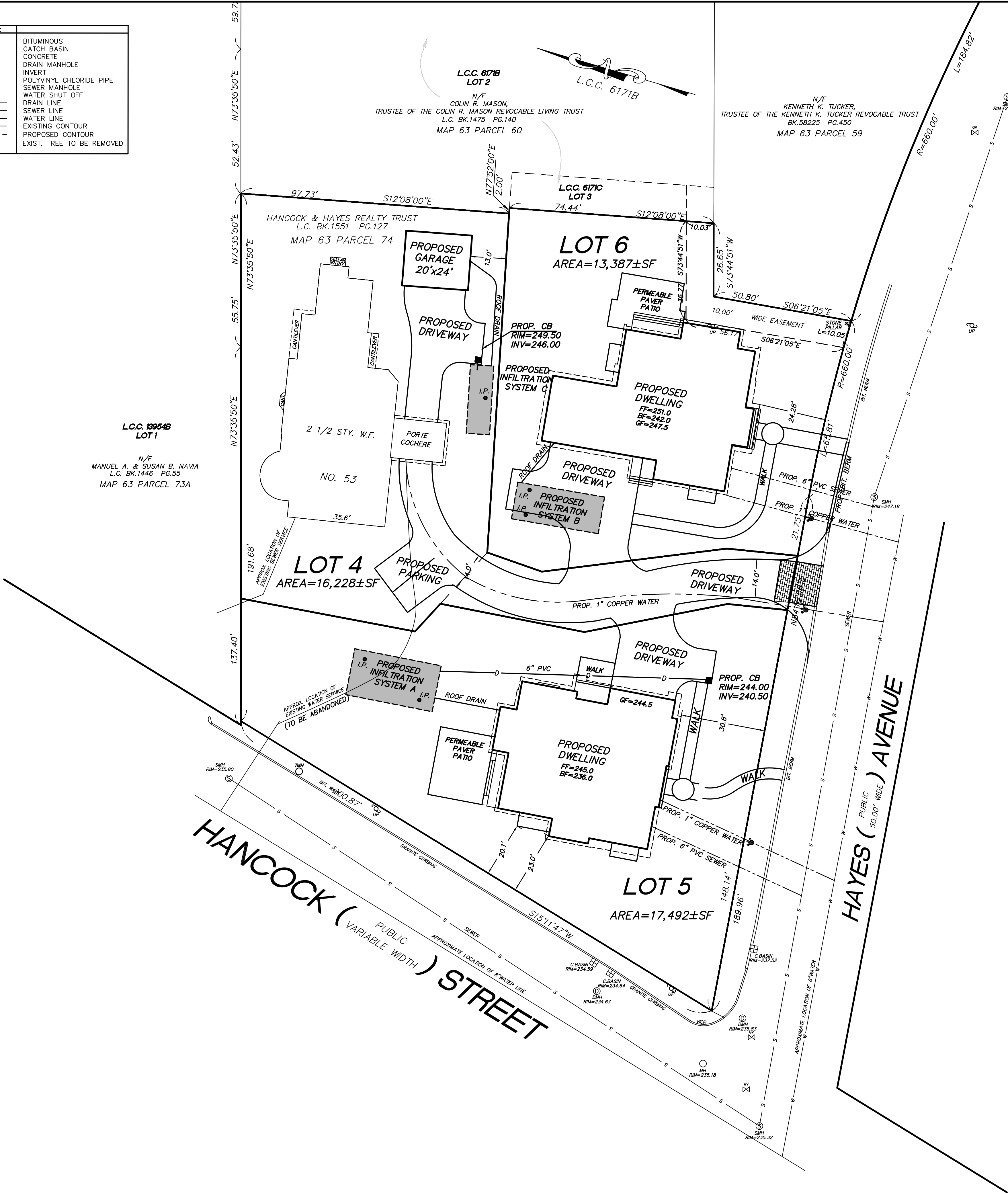
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